

STONECROFT FARM

Shelby County, Kentucky

102 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



An absolute jewel located between Lexington and Louisville in desirable Shelby County.

Magnificently restored 1790's stone home with complementary additions. This wonderfully appointed home features original mantels in the stone home, a luxurious master suite, a unique dining room with slate floor, great room with vaulted ceiling, and a large inviting sun room. Mature landscaping throughout with brick patios and sidewalks—one leading to a fabulous guest home—known as "*the Cottage*".

Additional residences include a duplex—currently used as a guest home—and a three bedroom, two bath manager's home.

Horse improvements include a ten stall barn built in 2002; two large frame run-in sheds with seven stalls, and three additional run-in sheds. Additional improvements include a large garage/workshop, an equipment building, and a Hartley Botanic greenhouse.

MAIN RESIDENCE

Stone Section:

Reception Room

Wide ash floor, stone fireplace with original mantel and original woodwork, front door has arched pediment—a rare historical detail.



Two Bedrooms

Each with wide ash floor, stone fireplaces, and original mantels and woodwork.



Upstairs:

Two room dormer.

NOTE: Main stone house is on the National Historic Register.



Kitchen/Great Room:

12" ash floor; vaulted ceiling; fireplace with 18th century mantel; solid cherry cabinetry with granite countertops; island with granite countertop; huge solid copper farmer's sink; large pantry; and double French doors to sunroom.



Butler's Pantry:

Black granite floor; custom cabinets with granite tops; hand-dyed split bamboo wall-covering.

Dining Room:

Random sized black slate floor; four sets of French doors; and leads to reception room in stone section.



Master Suite:

Sweet gum hardwood floor; vaulted ceiling with beams; custom-milled moldings; walk-in storage closet; dressing room with cherry cabinetry and marble countertop; and linen closet.



Master Bath:

Marble floor; massive walk-in shower with rain shower and bench; architectural glass block windows; built-in whirlpool tub.



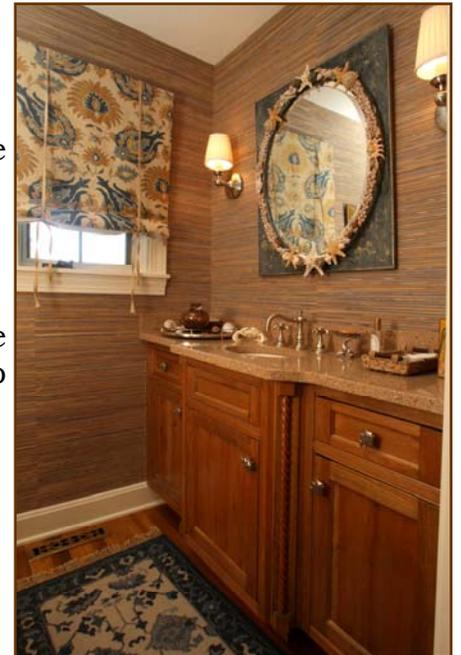


Sun Room:

Italian ceramic floor; vaulted and beam pine ceiling; hand-cut stone see-through fireplace; custom-built entertainment center; custom-built bar with Silestone top and built-in ice maker and mini fridge; and two sets of French doors.

Full Bath (off stone section):

Tile floor; walk-in ceramic tile shower; whirlpool tub; Silestone countertops; and beaded board custom wainscoting.



Powder Room:

1940's Mary Alice Hadley hand-painted toilet; solid pine cabinetry with Silestone countertop; hand-dyed split bamboo wall covering; and hand-made shell encrusted mirror.

Large Walk-in Closet with Wood Shelving



Lower Level:

- All ceramic tiled floors.
- Large laundry room with built-in countertops and sink.
- Dog grooming room with elevated tub.
- Wood storage cabinets.
- Dog play room with doggie door into enclosed stone walled courtyard with stone columned porch.





GUEST HOUSE

Known as **“the Cottage”**, this wonderful home was completed in 2004 with meticulous attention to detail. Amenities include:

- Redwood siding, solid copper guttering, and woodshake roof.
- Solid mahogany exterior doors and solid pine interior doors.
- Limestone floor in entryway/ vestibule.
- Sitting area contains solid cherry custom-made bookcases, cherry mantel, ebonized random width heart oak and pine floor, 12’ tall tray ceiling.
- Built-in custom faux finished wood bed and built-in entertainment area.
- Marble bathroom with walk-in shower with Waterworks rain shower, extra large and deep Kohler whirlpool tub and fixtures.
- Honed black granite countertops.
- Walk-in closet/dressing area with built-in storage.
- Hardware on doors and cabinets are solid white bronze finished Rocky Mountain hardware.
- Trex deck and stairs to side yard.
- Generator.



DUPLEX:

Built in 2003 and currently utilized as two guest suites but certainly could be used as high-end employee housing.



Left Side: Large great room with Brazilian cherry floor, Silestone countertops, bedroom with walk-in closet and marble walk-in shower with rain shower, laundry room, and large Trex deck.

Right Side: Living room/bedroom; efficiency kitchen, full bath with marble floor.



GARAGE/WORKSHOP:

Adjacent to the duplex, it was also constructed in 2003. Solid stone block columns; mahogany doors; 50 year roof; solid cupola and guttering.

The right side contains a two car garage.

The left side contains a large farm work shop with half bath.



MANAGER'S HOUSE:

Three bedroom, 2 bath home with two car attached garage; full, unfinished walk-out basement; deck; and relatively new roof.



MISCELLANEOUS INFORMATION:

- British Hartley Botanic greenhouse with gas and electric.
- Frame potting shed with built-ins and gravel floor.
- Three heat pumps in main residence, one heat pump in “the cottage”, and one heat pump for the duplex.
- Brick patios (one with fountain).
- Brick sidewalks.
- Stone entrance with electric gate.



HORSE IMPROVEMENTS:



- **Ten stall Walters barn**

- ◆ Interlocking rubber pavers in aisles.
- ◆ Tongue and groove ceiling and walls.
- ◆ Office with sink and half bath.
- ◆ Paneled tack room.
- ◆ Feed room.
- ◆ Center stalls measure 14' x 14'; others measure 12' x 13'.
- ◆ Automatic waterers in each stall.
- ◆ Double rear Dutch doors.
- ◆ Hay loft (3,500 +/- bales).



- **Double frame run-in shed** (52' x 72') with five stalls (11.5' x 12'), tack/feed room, hay loft.
- **Double frame run-in shed** (48' x 60') with two stalls; hay loft.
- 24' x 36' **metal van/equipment building.**
- 36' x 36' **double metal run-in shed;** hay loft.
- 24' x 36' **metal run-in shed** with 8' enclosed equipment/hay storage.
- 20' x 22' **frame run-in shed**, full loft, feed room.
- **Ten fields/paddocks.**
- **Large pond.**
- **Full fenced for horses.**
- **City water.**



- **Fourteen stall Morton Training Barn**

- ◆ 60' x 165'
- ◆ End stalls have Dutch doors
- ◆ 17' aisle
- ◆ Lounge/office with vaulted ceiling, sink, small refrigerator, and half bath
- ◆ Tack room with washer and dryer, double sink, and concrete floor
- ◆ Fibar around middle and end work area



- **12' x 12' Morton metal run-in**
- **Let-down pen with river sand**
- **14' x 24' metal storage building**



Stonecroft Farm, as you can readily see, offers the discerning buyer a unique and wonderful opportunity to acquire a very special property. Attention to detail and quality throughout the property is readily evident. Owners would consider selling the main residence/“the cottage”/duplex/garage-shop plus three run-in sheds on 43+ acres separately.

PRICE: \$2,845,000.



**Agent: Bill Bell
(859) 621-0607**

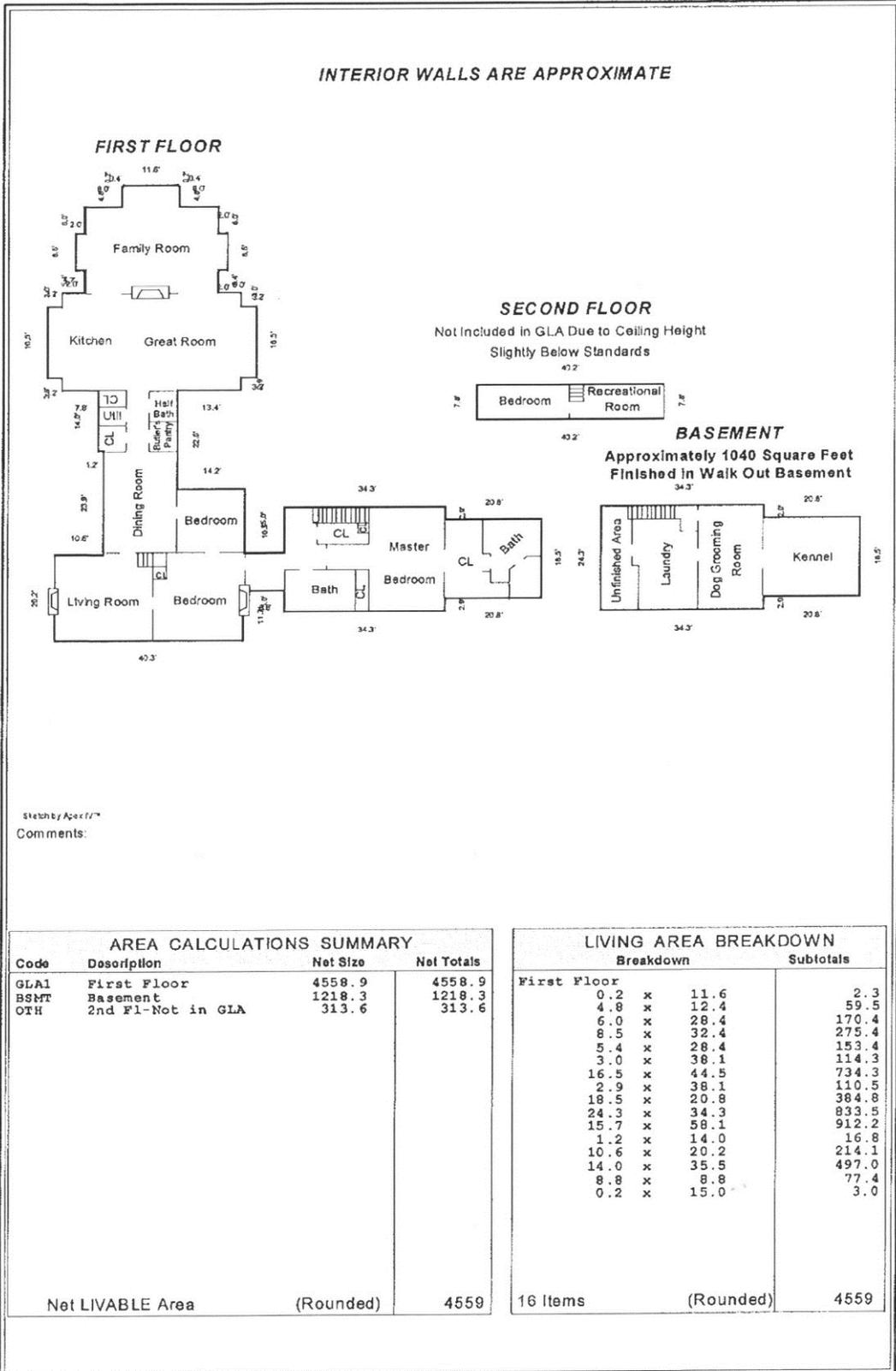
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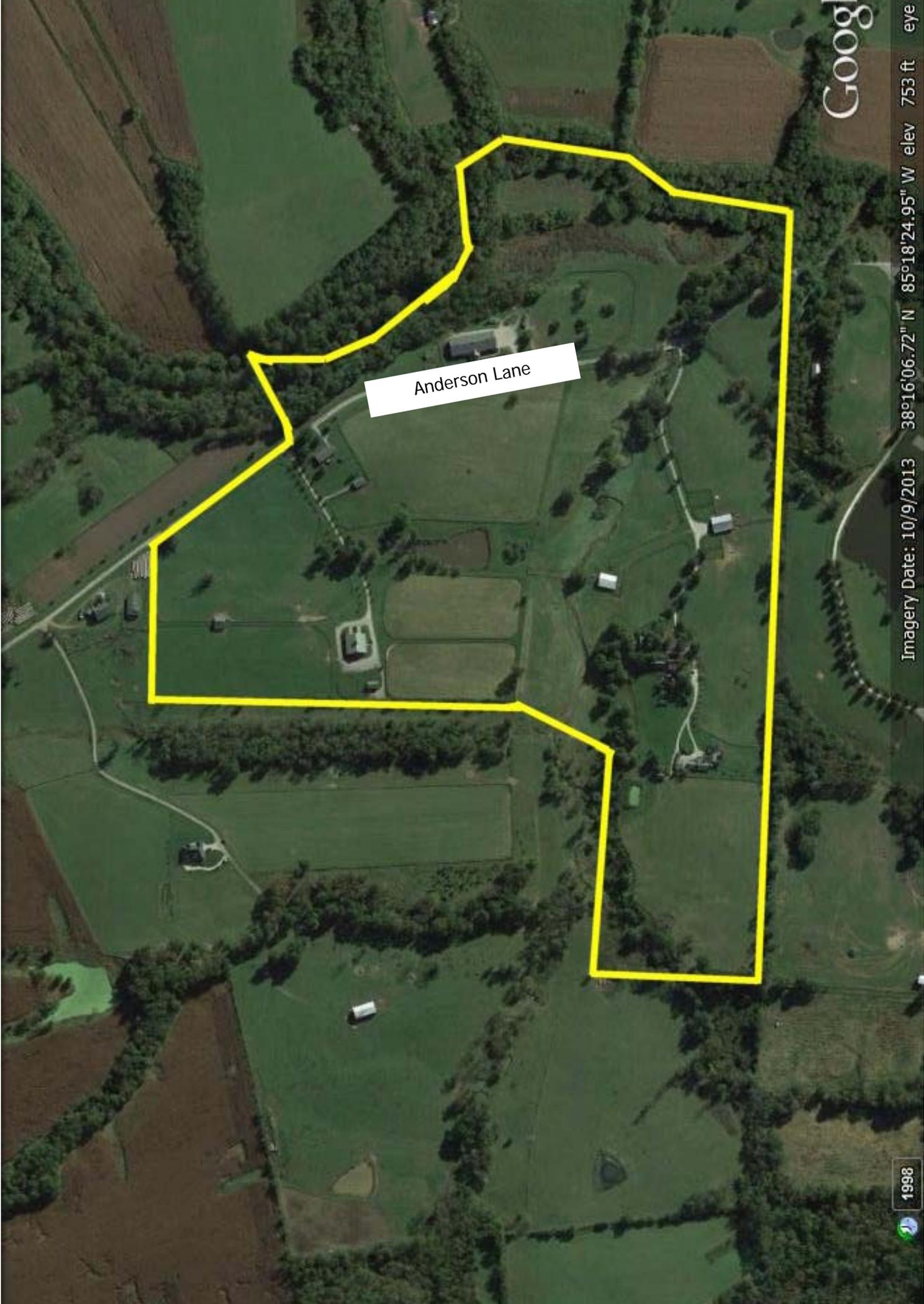
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

Edwards Appraisal
SKETCH ADDENDUM

File No. 09104500m
 Case No.

Borrower
 Property Address 1220 Anderson Lane
 City Shelbyville County Jefferson State KY Zip Code 40065
 Lender/Cient Alice Legette Address





Anderson Lane

Goog

Imagery Date: 10/9/2013 38°16'06.72" N 85°18'24.95" W elev 753 ft eye

1998





Farmland Classification— Summary by Map Unit — Shelby County, Kentucky (KY211)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.4	1.5%
FdD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	18.7	18.7%
No	Nolin silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	19.6	19.7%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	38.5	38.6%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	20.7	20.8%
W	Water	Not prime farmland	0.6	0.6%
Totals for Area of Interest			99.5	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 1220 Anderson Lane, Shelbyville, KY 40065 DATE: 4/27/2016
 Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	—	X	—
(b) Air Conditioning	—	X	—
(c) Plumbing/Septic	—	X	—
(d) Heating	—	X	—
(e) Pool/Hot tubs/Sauna..... <i>N/A</i>	—	K	—
(f) Appliances	—	Y	—
(g) Doors and windows	—	K	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	X	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	—	X	—
(c) Are you aware of any defects or problems relating to the foundation?	—	X	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	—	Y	—
(b) Has the roof ever been repaired?	—	X	—
(c) Do you know of any problems with the roof?	—	X	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978? <i>YES in part</i>	X	—	—
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone? <i>partially</i>	X	—	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	X	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	X	—	—
(b) Do you know the boundaries of your property?	X	—	—
(c) Are the boundaries of your property marked in any way?	X	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	—	X	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	—	X	—
(f) Any improvements shared in common with adjoining or adjacent properties? ...	—	X	—
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	—	X	—
8. WATER			
(a) Are all the improvements connected to a public water system?	X	—	—
(b) IF NOT, please state your water sources and explain.	—	Y	—
(c) Has your water system ever gone dry? If yes, explain.	—	X	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	X	—
(e) Is your water supply shared with anyone else?	—	X	—
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?	—	X	—
(b) Were any auxiliary houses built before 1978?	—	X	—
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARN/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	—	X	—

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	X	---	---
2) Electric lines.....	X	---	---
3) Natural Gas/Propane	X	---	---
4) Telephone lines	X	---	---
5) Septic/Field lines.....	X	---	---
(b) If you answered yes to any of the above, can you furnish a diagram of same?	X	---	---
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	---	X	---
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	---	X	---
(c) Are you aware of any Radon test being performed on this property?	---	X	---
(d) Are you aware of any existing or threatened legal action affecting this property?	---	---	---
(f) Are there any assessments other than property assessments that apply to this property?	---	NE	---
(g) Are you aware of any damage due to wood infestation?	---	NE	---
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>Several times ago</u>	X	---	---
(i) Are you aware of any underground storage tanks? <u>Yes</u>	X	---	---
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	---	X	---
(k) Are you aware of any dumps on the property, present or past?	---	X	---
(l) Are any sink holes being used as a dump?	---	X	---
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	---	X	---
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	---	X	---
(o) Have you ever had a soil analysis done? <u>Yes</u> <u>1.5 ago</u> If yes, by whom and when. <u>County</u>	---	---	---
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	---	X	---
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	---	X	---
13. If the answer was "yes" to any of the above questions, please explain.			

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

[Handwritten Signature] 4/28/16 3pm *[Handwritten Signature]* 4/28/16 3pm
SELLER DATE TIME SELLER DATE TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: _____ DATE: _____ TIME: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER DATE TIME BUYER DATE TIME

If you have specific questions please consult an attorney.
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 4/26/08 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1220 Anderson Lane, Shelbyville, KY 40065

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or paint hazards are present in the housing. (explain):

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and Reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

 - Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

- (c) Purchaser has received copies of all information listed above
- (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*
- (e) Purchaser has (check one below):
- Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Donald Spears Buyer _____
X Seller John [unclear] Buyer _____
Agent [unclear] Agent _____